
CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
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CARMEL SUBDIVISION CONTROL ORDINANCE
CHAPTER 4: DEFINITIONS

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4.00 Definitions.

The following general rules of construction shall apply to the regulations of this Ordinance:

- 4.01** The singular number includes the plural and the singular, unless the context clearly indicates the contrary.
- 4.02** Words used in the present tense include the past and future tenses, and the future present.
- 4.03** The word “shall” is always mandatory. The word “may” is permissive.
- 4.04** The word “building” or “structure” includes any part thereof, and the word “building” includes the word “structure.”
- 4.05** Words not defined herein but defined in the Carmel Zoning Ordinance shall be interpreted in accordance with the Zoning Ordinance definition.
- 4.06¹** Words and terms not defined herein or in the Carmel Zoning Ordinance shall be interpreted in accord with their normal dictionary meaning and customary usage.

A

AS-BUILT DRAWING. A drawing stamped by a Professional Engineer or Registered Land Surveyor, as appropriate, who is licensed to do business in the State of Indiana in accordance with State Statutes, that accurately depicts an improvement or installation as it was actually constructed.

¹ Section 4.06 amended per Ordinance No. Z-318; Z-339.

B**C**

CITY. The City of Carmel, Indiana.

CUT. An excavation. The difference between a point on the original ground and a designated point of lower elevation on the final grade. Also, the material removed in excavation.

D

DEDICATION. A gift, by the owner, of a right to use land for stated purposes. These property rights are transferred through a recorded written document.

E

EASEMENT. A grant by the property owner of the use of a strip of land by the public, a corporation, or persons, for specified purposes.

EROSION. The removal of surface materials by the action of natural elements.

EXCAVATION. Any act by which earth, sand, gravel, rock or any other similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated or bulldozed and shall include the conditions resulting therefrom.

F

FILL. Any act by which earth, sand, gravel, rock or any other material is placed, pushed, dumped, pulled, transported or moved to a new location above the natural surface of the ground or on top of the stripped surface and shall include all conditions resulting therefrom. The difference in elevation between a point on the original ground and a designated point of higher elevation on the final grade.

FLOOD PLAIN DISTRICT. All land lying within the floodplain of the 100-year frequency flood of any water course and their tributary streams is within the floodplain and subject to these regulations, in addition to the regulations otherwise established by the Zoning Ordinance of the City of Carmel. The boundaries of the floodplain are hereby established as shown on the zoning district map.

FRONTAGE PLACE. A permanent public or private way situated parallel to an arterial, a parkway or a collector in order to provide access to private lots and to eliminate through traffic. (*adopted per Z-318*)

FRONTAGE ROAD. A public way running parallel to a limited access highway or a railroad right-of-way located at sufficient distance from the highway or railroad that appropriate use can be made of the land between the highway or railroad and such streets. (*adopted per Z-318*)

G**H**

HORIZONTAL VISIBILITY. A direct line of sight forty-eight inches high across a plane parallel to the plane of the horizon.

I**J****K****L**

LIMITED ACCESS HIGHWAY. An arterial street designed, planned and intended for through vehicular traffic, with full and partial control of access in conformance with the Master Plan, to which entrances and exists are provided only at controlled intersections and access is denied to abutting properties.

M

MARGINAL ACCESS HIGHWAY OR FRONTAGE ROAD. A minor street, generally parallel and adjacent to a limited access highway, providing access to land abutting upon said marginal access street.

N

NET DENSITY. The number of dwelling units per acre in any segment of a subdivision.

O**P**

PLACE. An open, unoccupied, officially designated space, other than a street or alley, permanently reserved for use as the principal means of access to abutting property. *(adopted per Z-318)*

Q**R**

RESERVATION OF LAND. An obligation by the owner to keep a particular property free from development for a stated period of time.

RUNOFF. The surface water discharge or rate of discharge of a given watershed after a fall of rain or snow that does not enter the soil but runs off the surface of the land.

RUNOFF FROM A FULLY DEVELOPED AREA UPSTREAM. The surface water runoff that can be reasonably anticipated upon maximum development of that area of the watershed located upstream from the subject tract, as permitted by prevailing zoning and the Township Comprehensive Plan.

S

SEDIMENTATION. The process by which mineral or organic matter is accumulated or deposited by wind, water or gravity. Once this matter is deposited (or remains suspended in water), it is usually referred to as "sediment".

SLOPE. The face of an embankment or cut section; any ground whose surface makes an angle with the plane of the horizon. Slopes are usually expressed in a percentage based upon vertical difference in feet per 100 feet of horizontal distance.

SOIL STABILIZATION. Chemical or structural treatment of a mass of soil to increase or maintain its stability or otherwise improve its engineering properties.

STREET, ARTERIAL. A street designated for large volumes of traffic movement. Certain Arterial Streets may be classified as Limited Access Highways.

STREET, FEEDER. A street planned to facilitate the collection of traffic from Residential Streets, and to provide circulation within neighborhood areas and convenient ways for traffic to reach Arterial Streets.

STREET, PARKWAY. A street intended to be used primarily for passenger vehicles and developed with a park-like or scenic character.

STREET, RESIDENTIAL. A street designated primarily to provide access to abutting properties, usually residential. Certain Residential Streets may be Marginal Access Streets or Frontage Roads parallel to Arterial Streets, which provide access to abutting property and ways for traffic to reach access points on Arterial Streets.

SUBDIVIDER. Any person or persons, firm or corporation engaged in developing or improving a tract of land that complies with the definition of a subdivision as defined in this Ordinance.

SUBSURFACE DRAINAGE. The flow of water in man-made structures including storm drains, drain tile, culverts and tunnels, and the flow of water underground through natural passage to geologic formations.

SURFACE DRAINAGE. In general, the flow of surface water over a given area to a natural or man-made waterway.

SWALE. A low-lying stretch of land which gathers or carries surface water runoff.

T

THOROUGHFARE PLAN. A part of the Comprehensive Plan of Carmel that sets forth the location, alignment, dimensions, identification and classification of existing and proposed streets, highways and other thoroughfares.

TOPSOIL. Surface soils and subsurface soils which presumably are fertile soils and soil material, ordinary rich in organic matter or humus debris. Topsoil is usually found in the uppermost soil layer, called the "A Horizon."

U**V**

VERTICAL VISIBILITY. A direct line of sight across a plane perpendicular to the plane of the horizon.

W

WATERCOURSE. A permanent stream, intermittent stream, river, brook, creek, channel or ditch for water whether natural or manmade.

X

Y

Z

ZONING ORDINANCE. An ordinance and zone map that divides the jurisdiction of the Commission into districts, with regulations and requirements and procedures for the establishment of land use controls.

**CHAPTER 4: DEFINITIONS
AMENDMENT LOG**

Ordinance No.	Docket No.	Council Approval	Effective Date	Sections Affected
Z-318			July 5, 1997	
Z-339			October 4, 1999	